

Minutes of Planning Commission Meeting July 15th, 2013

Roll Call: 7:00 pm

Planning Commissioners present were Jeffrey, Fitzhugh, Dollenmaier, Beal and Supplee. Michele Braun was present as Clerk.

Attendance:

WSSU: William Kirby, Luke Foley (teacher of STAR program) and David Ward (adjacent land owner).

Norwich University: Ron Lyon, Ron Morse (adjacent land owner) and David Magida.

Approval of Minutes

Approval of meeting 1306 June 17th, 2013, action postponed till Beal and Dollenmaier are present. Supplee was not at the June 17th meeting.

All members are present by 7:08pm, Jeffery and Fitzhugh to approve, **4-0-1 pass.**

WSSU:

Northfield School District site plan is discussed.

(7:07 pm Beal arrives)

Bill Kirby and Luke Foley of STAR program begins to discuss need for the STAR program to be located on 72 Garvey Hill.

(7:08 pm Dollenmaier arrives).

Luke Foley explains that the proposed building for STAR program would be beneficial because the close proximity to the school is good for access to more students (ages 15-18, sometimes 14 yrs old) and cost of loan less than cost of rent.

Bill Kirby adds that the proposed building is easier as far as maintenance, transportation and access to the school forest. Also that there are plans to build a handicap ramp, remove rotten deck, put in raised garden beds for Farm to School, clear up Knotweed and debris. There will be no dumpsters and no more than two cars on the property.

Fitzhugh asks if there are plans to have crosswalks?

Bill Kirby suggests that crosswalks are too costly and kids are old enough to cross safely.

Beal asks if the STAR program operates during school day?

Luke Foley responds by saying the kids are dropped off by buses, walk over and stay till lunch; in the afternoon students come 1:05/1:10 – 2:45/2:50 and there are no activities after school or evenings.

Bill Kirby adds that the proposed STAR program facility would be empty in the summer other than for maintenance.

David Ward (the adjacent land owner), comments that it is an excellent program and that he is happy to see the building being used this way. He goes on to ask, if the use of the property changes from STAR, to another function, can it come back to P.C.?

Jeffery states that there are limits as to what P.C. can regulate.

Michele Braun reviewed exemptions section of regulations.

Bill comments that change of use would have to get new approval.

Fitzhugh closed hearing at 7:20pm. Jeffery to approve as proposed, Beal seconded. **The motion passed 4-1-0.**

Bond Auto Parts:

Fitzhugh asks why the proposed storage container is situated broad side to the road?
Michele Braun responds by saying that she thinks it is screened partially by hedge.

Fitzhugh closes at 7:25pm. Supplee and Dollenmaier to approve. **The motion passed 5-0-0.**

NU Subdivision:

Dave Magida proposes that the NU subdivision is purely a financial matter. The lender requires collateral for loan to construct dormitory.

(Supplee brings up "tax considerations").

Ron Lyon suggests that this is an encumbrance for financing purposes.

(Supplee brings up - "1941 tax status").

Magida responds that CFO has talked to counsel.

Fitzhugh closes hearing at 7:40pm. Move to approve – Dollenmaier and Supplee include language regarding "for purpose of loan". **The motion passes 5-0-0.**

Ron Morse states that Norwich abuts his property and that they dumped stuff on his property during previous construction. He added that Magida won't work with him.

Town Salt Shed:

Deliberation on salt shed was re-opened. Dollenmaier and Beal listened to recording of previous meeting discussion salt shed and Fitzhugh spoke with Rob Lewis regarding other locations, resulting in the conclusion that there aren't any, the town garage is near the Dog River.

Supplee suggests that the Town should lease land from Bean's, next to N. Main Service or possibly do use the Freight yard. Other comments were that existing location is already owned by the town and that other properties would have to be bought or leased.

Beal asks if there is anything that can be done to mitigate impacts at all?

Supplee suggests that access via Gould would be better.

Dollenmaier suggests that Microcheck owners ought to be interested in trading a R.O.W for maintenance of parking lot.

Fitzhugh suggests that the plan be broken into two parts, concluding that one, having the salt shed on the property is okay, and two, traffic on Davis Ln is not okay.

The question is asked, have 45 days passed? **Issuing of decision within 45 days of close of hearing.**

Deemed Approval

- There will be a discussion with Rob Lewis about Gould Rd, and Steve will write a letter about Gould Rd. hearing to Select Board.

Other Business

- Fitzhugh asks if P.C. Minds if he stays on as Chair of P.C. While he is Acting Village manager?
 - Everyone says please stay .
- Executive Session for pending litigation moved by Dollenmaier and Beal. **5-0-0.**

- Jeffrey recused himself. Beal and Dollenmaier to come out, **4-0-0**.
- No action taken,

Adjournment

Adjourn Beal and Dollenmaier 4-0-0.

Adjournment at 8:40 PM.

These minutes are subject to changes at the next regular meeting; however, they are substantially correct.